THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748366** Karen Johnson Davidson County Batch # 1184712 DEEDWARR 09/23/2024 09:49:16 AM 3 pgs Fees: $18.00 Taxes: $10,915.00 20240923-0073423	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,950,000.00 Affiant Subscribed and sworn to before me, this 11th day of September, 2024 Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Malcolm Sewell and Frances Sewell 1110 Crater Hill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 02 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry S. Wilker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Malcolm Sewell and Frances Sewell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 73 on the Plan of CHICKERING HILLS, SECTION THREE, as of record in Plat Book 2663, Page 17, Register's Office for said County.

Being the same property conveyed to Barry S. Wilker, unmarried, by Warranty Deed from Bruce H. McCrea and wife, Katherine M. McCrea, of record in Instrument No. 20021126-0146595, in the Register's Office of Davidson County, Tennessee, dated November 25, 2002 and recorded on November 26, 2002.

David Bruce Ellis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING HILLS, SECTION THREE, as recorded in Plat Book 2663, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2648, Page 523, Appointment of Board of Trustees to Administer recorded in Book 5038, Page 436 and Book 5054, Page 64.

Easement for Road and Public Utilities, recorded in Book 2591, Page 608.

Easement recorded in Book 880, Page 119.

This is improved property located at 1110 Crater Hill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2024.

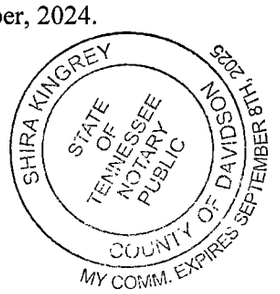
Barry S. Wilker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry S. Wilker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: _____



David Bruce Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Bruce Ellis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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